



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, JUNE 13, 2000

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIRMAN DENNIS PINION

VICE-CHAIR YARMILA KENNETT

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER TIMOTHY RIDNER

COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 23, 2000

OTHER BUSINESS:

1) DISCUSSION OF ISSUES WITH THE MHUSD REGARDING THE EIR FOR THE PROPOSED HIGH SCHOOL SITES.

Recommendation: Discussion

NEW BUSINESS:

2) USE PERMIT AMENDMENT, UPA-95-01: W. THIRD-GTE MOBILNET: A request to amend the conditional use permit for a cellular telephone transceiving site on property owned by the City of Morgan Hill. The proposal would consist of removing three (3) 20-ft. tall antenna poles, to be replaced by a single, 40-ft. tall slimline monopole. The antennas to be attached would be flush mounted panels, measuring one foot by eight feet. The new monopole would be located approximately 30 ft. south of the existing water tank located on Nob Hill, between West Third St. and West Fifth St. at Del Monte Ave. in the RE-100,000 zoning district. (APN 767-08-008 thru 011)

Recommendation: Adoption of Resolution No. 00-37

3) VARIANCE, VAR-00-02: COCHRANE-THARALDSON: The applicant is requesting approval of a variance from the 30 ft. setback required along the periphery of properties located in a Planned Unit Development zoning district. The variance is requested along the eastern property line adjacent to Residence Inn and along the western property line adjacent to the entrance to the car wash associated with the Chevron gas station. (APN 726-33-01)

Recommendation: Adoption of Resolution No. 00-39

4) APPEAL, AP-OO-03/SR-97-40: E. DUNNE-B.H. PACIFIC: A request to appeal the conditions of approval of the site, architectural and landscape plans for a 14,976 sq. ft. drug store building and a 6,500 sq. ft. retail building to be located on the north west corner of the intersection of Walnut Grove Dr. in the PUD zoning district. (APN 726-02-005)

Recommendation: Adoption of Resolution No. 00-38

5) SUBDIVISION, SD-00-09/DEVELOPMENT AGREEMENT, DA-00-03: HALE-

GLENROCK/SHEA HOMES: A request for approval of a tentative map for an additional 22 lots to be included within a 66 acre project located on the south side of Tilton Ave., east of Hale Ave, and west of Monterey Rd. in the R-1 12,000 Residential Planned Development zoning district. Also requested is an amendment to the existing development agreement to incorporate the development commitments for the 22 lots being requested at this time. (APN 764-09-005, 007-010, 014)

Recommendation: Approval of Resolution Nos. 00-35 (subdivision) and 00-36 (development agreement)

- 6) **EXCEPTION TO LOSS OF BUILDING ALLOCATIONS, ELBA-00-07: SAN PEDRO-BARTON OF REDLANDS:** A request for a one-year extension of time on the residential building allotment for a 6-unit condominium development on a 0.52 acre parcel on the east side of Cory Dr., south of San Luis Way. The project is the final phase of a 37 unit residential development known as "Villanova." (APN 817-31-053)

Recommendation: Adopt Resolution No. 00-32, recommending City Council approval.

- 7) **EXCEPTION TO LOSS OF BUILDING ALLOCATIONS, ELBA-00-08: E. MAIN-MAIN ST. DEV./FMA DEVELOPERS:** A request for amendment to the Residential Development Agreement to allow a one-year extension of time on the residential building allotment for two single-family homes. Also requested is an amendment to the Project Development Agreement to designate the two lots for future custom home development. The subject properties are lots 40 and 41 in the "Siena" residential development located at Grand Prix Way and Calle Siena in the R-1 (7,000) residential single-family zoning district. (APN 726-21-002, 004 & 005)

Recommendation: Adopt Resolution No. 00-33, recommending City Council approval.

- 8) **ZONING AMENDMENT, ZA-98-11: CITY OF MORGAN HILL-PUD ZONING FOR DUNNE AND CONDIT:** A City-initiated request to amend Chapter 18.30 of the Municipal Code as it defines allowable uses and standards for development of properties in the Planned Unit Development (PUD) zoning district. This request will also establish allowable uses and specific development standards for properties located in the PUD zoning districts located in the following areas:

- north side of E. Dunne Ave., bounded by Butterfield Blvd., Diana Ave. and the railroad tracks.
- north side of E. Dunne Ave., bounded by Highway 101 and Walnut Grove Dr., including its northeasterly extension.
- north side of E. Dunne Ave. between Murphy Ave. and Condit Rd.
- south side of E. Dunne Ave. between Murphy Ave. and Condit Rd.
- west side of Condit Rd., bounded by Highway 101, E. Dunne Ave. and Tennant Ave.

Recommendation: Adoption of Resolution No. 00-40

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JUNE 27, 2000 MEETING:

- S **UP-00-02: Llagas-Old Morgan Hill Elementary School**
- S **ZA-00-05: Hale-Glenrock/Shea Homes**
- S **UPA-98-17: Sutter-TBI**
- S **ZA-00-07: City of M.H.-Subcommittee Recommendations for changes to the RDCS Standards and Criteria**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation..

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

PLANNING COMMISSION AGENDA
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